

MIAMI TOWNSHIP TRUSTEE SPECIAL MEETING

AUGUST 11, 2015

Mary Wolff called the meeting to order and led the Pledge of Allegiance.

Upon roll call Ms. Wolff and Mr. Schultz were present.

The Board dispensed with reading the Common Rules of Conduct.

Case #540 was called and the notice of public hearing was read. Mr. Ferry read the recommendation of the Clermont County Planning and Staff report and the recommendation of the Miami Township Rural Zoning Commission. All recommended approval.

Mr. Elliff, Township Planning and Zoning Administrator explained the applicant is requesting a zone change from R-1 Single Family Residential to an R-PUD Residential Planned Unit Development for the construction of 35 to 45 homes. Mr. Elliff noted the proposed R-PUD part of the development will consist of 35 single family homes and two separate 5 single family home sections will stay R-1 Single Family. One of the 5 lot sections is proposed to be absorbed into Willows Bend Subdivision and the other 5 lot section will be accessed by a private road off of Wards Corner Road. Mr. Elliff also noted the Clermont County Engineer's Office is not requiring a Traffic Impact Study. It was noted applicant is requesting a front yard setback of 30 feet, a side yard setback of 7 ½ feet and a rear yard setback of 30 feet. The minimum lot size will be 8,400 square feet with a minimum lot width of 70 feet. There will be 10.69 acres of open space, which will be maintained by the homeowners association, and a gross density of 1.39 units per acre. Mr. Elliff stated the proposed development is consistent with the VISION 2025 Plan and complies with the Township's R-PUD regulations.

The proponent, Matt Walker of M/I Homes, came forward to explain their request noting Mr. Elliff explained their request excellently. Mr. Walker stated they are working to extend the sewer from Willows Bend to this development and they have full intention of selling five lots to Willows Bend, although there is not an agreement with Zicka at this time. The five lots that will access from Wards Corner Road will be sold to custom builders and the 35 internal lots will be built out by M/I Homes. Depending on the market, they plan on ranch homes being a minimum of 2,200 square feet and up to 4,000 square foot 2 story single family homes with prices starting \$350,000 with an average price in the mid \$400,000. The homeowners association buffer will have specific language regarding what is to be saved and they have a very nice entry monument to the subdivision, a pocket park and a street tree program.

There were no adjoining property owners, concerned citizens and no correspondence regarding this case.

Mr. Elliff recommended the Board approve this zone change request as it complies with the standards of the Township Land Use Plan and the standards of the R-PUD District regulations.

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Mr. Schultz made a motion to close the open portion of Case #540, seconded by Ms. Wolff with all voting "AYE".

The Board discussed the compliance with all of the zoning regulations and Land Use Plan and the good use of the property and design.

Mr. Schultz made a motion to approve the zone change request for Case #540, seconded by Ms. Wolff with all voting "AYE".

Mr. Schultz made a motion to go into Executive Session to consider the appointment, employment, dismissal, discipline, promotion, demotion or compensation of a public employee or official, or the investigation of charges or complaints against a public employee or official pursuant to section 121.22(G)(1) of the Ohio Revised Code, seconded by Mr. Tracy with all voting "AYE".

Mr. Schultz made a motion to come out of Executive Session, seconded by Mr. Tracy with all voting "AYE".

Mr. Tracy made a motion to approve the Severance Agreement and General Release for Christine Thompson, seconded by Mr. Schultz with all voting "AYE".

With no further business to come before the Board the meeting was adjourned at 8:05 p.m.

ATTEST: _____
Eric C. Ferry, Fiscal Officer

Mary Makley Wolff